



- Deceptively Spacious Five Bedroom Detached Chalet
- Favourable Layer-De-La-Haye Village Location
- Commanding An Exceptional Plot Of Approximately 0.32 Acres
- Five Double Bedrooms
- En-Suite Shower Room & Luxury En-Suite Bathroom
- Formal Living Room
- Ground Floor Shower Room
- Focal Kitchen-Diner With Stone Worksurfaces & Feature Rangemaster Stove (STN)
- Benefiting From A Conservatory
- Converted Garage Which Could Serve As A Self-Contained Annexe

Horseshoe Cottage, Church Road, Layer-de-la-Haye, Colchester, Essex. CO2 0EN.

****Guide Price £650,000 - £675,000**** 'Horseshoe Cottage' is a deceptively spacious five bedroom detached chalet and occupies an enviable position to the South of Colchester, whilst being situated in a well-connected village which prides itself on a great sense of community. In easy access of Layer-De-La-Haye primary school, as well as a short drive back into the historic city centre, this home is ideal for the expanding modern day family. Layer-De-La-Haye also benefits from two reputable local village pubs, The Donkey & Buskins and Layer Fox, the perfect pit-stop after a scenic walk along the beautiful Abberton reservoir. It also benefits from a local Premier convenience store.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, feature wall panelling, engineered wood flooring, stairs to first floor, understairs storage, radiator, doors and access to:

Formal Living Room



13' 5" x 13' 4" (4.09m x 4.06m) Window to side aspect, engineered wood flooring, radiator, fitted shelf units, feature oak mantle and decorative fireplace., double doors to:

Kitchen/Diner



Dining Area - 12' 0" x 10' 11" (3.66m x 3.33m)

Window to side aspect with bespoke shutters, tiled floor, radiator, bi-folding doors to conservatory, open-plan to:

Kitchen Area - 14' 3" x 12' 0" (4.34m x 3.66m)

A high specification kitchen comprising of; a feature centre island with stone work surfaces over and a range of drawers and cupboards under, inset ceramic butler sink with chrome mixer tap over, feature downlighters (subject to negotiation) over, inset spotlights, wall mounted glazed units, a variety of fitted base and eye level units, contrasting Rangemaster stove (subject to negotiation) with further contrasting splashback and inset extractor above, benefiting from a range of integrated appliances, space for freestanding fridge/freezer, space for washing machine, window to rear aspect, garden door to side aspect

Conservatory



11' 3" x 9' 0" (3.43m x 2.74m) Added luxury of a fully double glazed conservatory with panoramic garden views and glazed ceiling, tiled floor, vertical radiator, access to rear garden

Master Bedroom



11' 10" x 10' 4" (3.61m x 3.15m) Window to side aspect, radiator, access to:

En-Suite To Master Bedroom

Tiled walls and floor, pedestal wash hand basin, radiator, W.C., shower cubicle, window to side aspect

Bedroom Two

12' 8" x 9' 11" (3.86m x 3.02m) **Currently used as an additional living space** Window to front aspect, radiator

Bedroom Three

11' 10" x 9' 8" (3.61m x 2.95m) Window to front aspect, radiator, built in wardrobes

Ground Floor Shower Room

Fully tiled en-suite shower room comprising of; tiled walls & floor throughout, W.C., wall mounted units, vanity wash hand basin, chrome wall mounted towel rail, walk in shower cubicle, window to side aspect

Property Details.

First Floor

First Floor Landing

Stair to ground floor, storage cupboard, access to:

Bedroom Four



13' 2" x 11' 6" (4.01m x 3.51m) Eaves storage, radiator, velux window, door to:

Luxury En-Suite Bathroom



Velux window, freestanding feature bath with contrasting tiled wall behind and inset toilette storage, radiator with towel rail, wall mounted vanity basin, W.C, inset spotlights

Bedroom Five

12' 3" x 9' 8" (3.73m x 2.95m) Velux window, radiator, eaves storage

Outside, Garden, Garden Storage & Parking



Outside, this home commands an exceptional plot and measures 0.32 acres in its entirety. Boasting a wealth of mature green space, the garden is predominately laid to lawn and features an array of mature shrubs, hedges, trees and plants throughout. There are various areas laid to patio, presenting themselves as the perfect place for outdoor dining furniture and chairs. Further enhancements include; a large green house, storage shed/workshop, summer house, solar panels (which we understand are owned outright by the sellers and will remain for the benefit of its new occupiers) and a wealth of off road parking on a private driveway.

Converted Garage/Possible Annexe

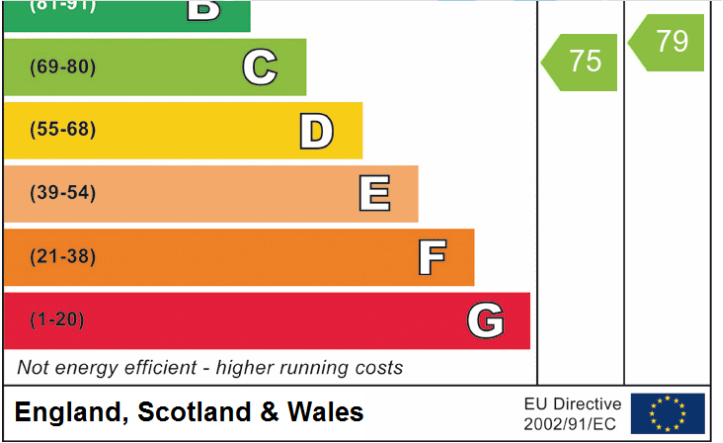
The current owners have part converted the garage, which now features a reception area, kitchenette, shower room and bedroom space - this could serve as the perfect self contained annexe for any mature resident or teenager.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.